

ADDENDUM NO. 1
TO THE DRAWINGS AND SPECIFICATIONS FOR:

Preschool Expansion and
District Office Renovation
Mount Gilead Exempted Village School District

July 20, 2026

THE ADDENDUM MUST BE ACKNOWLEDGED ON THE BID FORM.

TO ALL BIDDERS:

This addendum supplements and amends the original drawings and specifications and shall be taken into account in preparing your proposal. It is a part of the Contract Documents.

ITEM 1:

There was a Pre-Bid Meeting held on July 14, 2026. A copy of the Attendance Register and Pre-Bid Agenda Meeting notes are attached.

Item 2:

Project Manual, Public Notice, revision;
The Bid Opening date is being extended to Wednesday July 29, 2026 at 11:00 am local time. The location remains unchanged.

Item 3:

Project Manual, Instruction to Bidders, Item C, Project, 3. Procurement Schedule, revisions;

Pre-Bid Meeting per Section F.5	Expired
Deadline for Submit Questions per Section M.3	Expired
Deadline for Submission of Bids per Section G.5	July 29, 2026, 11:00 am

Note! Addendum 2 will be issued on June 22, 2026.

END OF ADDENDUM NO. 1

Attachment: Pre-Bid Meeting Attendance Register
Pre-Bid Meeting Agenda

Pre Bid Attendance Register

Project No.	
Name of Project:	Preschool Expansion and District office Renovations
Subject	Pre-Bid Meeting Sign-In Sheet
Date/Time	July 14, 2026

Name	Firm Or Office	Phone	E-mail
Kate Brownfield	Vision Concept Tech	614.807.5521	kate.brownfield@vision-tech.net
Tracy Markins	Muetzel	614-332-0716	tracy.markins@muetzel.co
Kathryn Morgan-Stulgis	Ferguson Construction	614-400-8766	kstulgis@ferguson-construction.com
MIKE HARRISON	ROCK ENVIRONMENTAL	414-290-5085	mike.harrison@rockenv.com
TIM DAVIS	SECURITY 101	614-657-5464	timothy.davis@security101.com
DREW KIGER	Garber	614-965-7791	timothy.davis@security101.com
Jay Bussey	Robertson Construction	740-929-4000	jbussey@robertsonconstruction.com
Mike Regal	Garber	614-634-6797	mregal@garberelectric.com
Randy Caudill	Buckingham Electric	740-427-8476	randy@buckinghamelectricllc.com
Jesse Sweet	Garber electric	937-938-0260	jsweet@garberelectric.com
Todd Snyder	Coffing Electric LLC	567-876-8499	todd@coffingelectricllc.com
Jason Schirer	ELITE AEC	614-620-2392	jschirer@eliteaec.com
Matt Kalb	Mid State	419-569-4673	mkalb@mid-state-s.com
ERIC SWAIN	Control Concepts Ohio	330-806-5332	eric@controlsohio.com
Mike Campbell	Evolect Lighting & Energy	419-689-9531	mcampbell@evolect.com
Bob Roth	BP Electric	419-834-2261	brot@bp-electric.com
Cassie Douglas	Premier Mech. & Electric	419-230-4575	cdouglas@premierchoiceservicesllc.com
Loren Phillips	Moore Brothers, Inc.	740-397-6682	lphillips@moorebrothersinc.net
Billy Hall	Halls Premium Elec	567-224-5335	billy@hallspremiumelectric.com
Jerry Sansom	Worner Roofing Co	(419) 571-5410	jerry@wornerroofing.com
Joe McKinn	"	567-274-2668	joe@wornerroofing.com
Steve Wrona	The Garland Company	330-391-8948	swrona@garlandco.com
Eric Delvada	ACI	419-595-3113	estimating@alvadaconstruction.com
Logan White	Superior	740-272-1169	lwhite@superiorgroup.net
Joshua Musick	Superior	614-420-1378	jmusick@superiorgroup.net
Jeremy Kaufman	MG Energy	419-512-6750	jkaufman@mg.energy
Ben Stevens	Stevens Construction	740-387-1931	ben@stevensconstruction.net
Doug Stevens	Stevens Construction	740-387-1931	doug@stevensconstruction.net
Cony Linder	AREA Electric	740-361-4623	clinder@areaelectric.com
Chad Mullet	America's Floor Source	614-332-7459	chad.mullet@afs-group.com
Matthew New	RAES - Acemolition	812-584-0911	Matt@RAESVLS.com
Rob Stevens	OTS	614-578-1678	rstevens@ohio-techserv.com
Ron Dmytriv	ACTION CONTRACTING	216-256-5473	RDMYTRIV@ACTION-CONTRACTOR.COM

Pre-Bid Meeting Agenda

Project: Preschool Expansion and District Office Renovation
 Mount Gilead Exempted Village Schools

Date: July 14, 2026

Location: 145 North Cherry Street
 Mount Gilead, OH 43338

1. Sign ins and Introductions.
2. Bids are due at 11:00 am local time on July 24, 2026 and will be opened and read immediately after. Bids must be received at the District Office located at 145 North Cherry Street, Mount Gilead, OH 43338.
3. Bidding Documents can be purchased thru DC Reprographics on their website at <https://www.dcplanroom.com>
4. Questions from proposed bidders shall be submitted in writing to Larry Rancour at lrancour@schorrarchitects.com.
5. Bidders will need to check DC Reprographics for any addendums that may have been issued.
6. The completed bid form (2 original copies) shall be accompanied by:
 - Bid Guaranty (and applicable Contract Bond)
 - Contractor's Qualification Statement
 - Approved Substitutions (if applicable)
7. Reference Instruction to Bidders Item "T" for Unresolved Findings for Recovery from the Auditor of State.
8. Any Substitution Requests due (10) days prior to the bid date for A/E review. All approved Substitutions will be included in the final Addendum.
9. All work is to be awarded as a single prime contract. All work must be coordinated with your subcontractors.
10. The Windows are being replaced under a separate contract during this same time period and will need to be coordinated.
11. Hazardous Materials Abatement is anticipated. This work is part of the Contract Allowance.
12. Contact Allowances included in the base bid amount;
 - Construction Testing = \$10,000.00
 - Hazardous Mat Abatement = \$50,000.00
 - Power Company Fees = \$10,000.00
13. State of Ohio Prevailing wages **do not** apply to this project.
14. The Base Bid estimate is \$2,100,000.00. There are no alternates bids being requested at this time.
15. Building materials are State Sales Tax exempt.
16. The Bidder needs to reference the General Conditions for the project Insurance Requirements.

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17. Ohio Bureau of Workers Compensation enrolled and maintained good standing in their Drug Free Safety Program.
18. The site is a drug free – tobacco free (including vaping) site.
19. The Architect's office will submit and will pay for Plan Approval Permits from The State of Ohio Department of Commerce. The contractor will need to obtain and pay for all individual trade permits or registration fees with the Village of Mount Gilead.
20. There are water and electricity on site. These are available for contractor usage during construction. Contractors to provide any of their own connections required.
21. The General Contractor shall provide a Portable Toilet facility on site for all contractors to use.
22. There will be a pre-construction meeting and job progress meetings during the construction portion of the project.
23. Storage of materials and equipment will be the responsibility of the contractor. Located in staging area designated by MGEVS.
24. Contractor to provide for the removal of the construction debris on a regular basis.
25. Debris is not permitted to accumulate outside of dumpster.
26. The contractor will be responsible to provide any construction aid required to complete their scope of work.
27. Construction areas shall include physical containment for dust mitigation. Building egresses need to remain intact for building occupants.
28. All workers on site will need to pass BCI background checks.
29. The Final Completion is scheduled for May 2027.
30. Protect all existing paving, signs, lawn areas, etc. during construction. Repair to an equal or better condition if disturbed.
31. Meeting adjourned with a walkthrough of the construction area.

End of Pre-bid Meeting Agenda